

ORDINANCE NO. 20250227-049

AN ORDINANCE AMENDING ORDINANCE NO. 821104-F TO MODIFY THE LAND USE PLAN AND CHANGE CONDITIONS OF ZONING FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS LAKE AUSTIN COMMONS PLANNED UNIT DEVELOPMENT AND REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1717 WEST 6TH STREET AND 506 CAMPBELL STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) DISTRICT, TO CHANGE CONDITIONS OF ZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Lake Austin Commons Planned Unit Development (“Lake Austin Commons PUD”) was approved November 4, 1982, under Ordinance No. 821104-F (“Original Ordinance”), and amended under Ordinance Nos. 840607-F, 900628-B, 920528-J, and 20060727-122 (“Original Ordinance as amended”).

PART 2. Lake Austin Commons PUD is comprised of approximately 4.326 acres of land located generally at 1717 West 6th Street, 1703 West 5th Street, and 506 Campbell Street, as more particularly described in the land use plan incorporated into the Original Ordinance as amended.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) district to planned unit development-neighborhood plan (PUD-NP) district on a portion of the property described in Ordinance No. 821104-F, generally known as Lake Austin Commons PUD, the portion of the property subject to this amendment being approximately 3.399 acres, described in Zoning Case No. C814-82-006.02(83), on file at the Planning Department, as follows:

LOT 1, LAKE AUSTIN COMMONS, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 83, Page 58C, of the Plat Records of Travis County, Texas (the “Property”),

locally known as at 1717 West 6th Street and 506 Campbell Street, and generally identified in the map attached as **Exhibit “A”**.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A: Zoning Map

Exhibit B: Amended Land Use Plan

PART 5. This ordinance and the attached Exhibit "A" – Zoning Map and Exhibit "B" – Amended Land Use, amend the Original Ordinance as amended for the Property and constitute the land use plan for the Property. The Property shall conform to the limitations and conditions set forth in this ordinance and the amended land use plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically modified by this ordinance, all other rules, regulations, and ordinances of the City of Austin ("City") apply to the Property.

PART 6. Definitions.

- (A) In this ordinance, LANDOWNER means the owner of the Property, or the owner's successors and assigns, or the owner of the Property or that portion of the Property at the time of dedication or transfer to City. Landowner does not include City.
- (B) In this ordinance, EXISTING PARKING GARAGE means the above grade parking structure as constructed on the Property as of the date of this ordinance.
- (C) Unless otherwise specifically defined, all terms in this ordinance shall have the meaning established in Title 25 of Code of the City of Austin, Texas (the "Land Development Code")

PART 7. Land Use and Site Development Standards.

The Property within the boundaries of the planned unit development (PUD) combining district established by this ordinance is subject to the following conditions:

- (A) Except as specifically modified by this ordinance or the Land Use Plan, the Property shall be developed in accordance with the regulations applicable in the general commercial services (CS) zoning district.
- (B) The following uses are additional permitted uses of the Property:

Cocktail Lounge not to exceed 7500 square feet	Condominium Residential
Multifamily Residential	Outdoor Sports and Recreation not to exceed 25,000 square feet
Townhouse Residential	

(C) The following uses are prohibited uses of the Property:

Adult Oriented Business	Agricultural Sales and Services
Alternative Financial Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Bed & Breakfast (Groups 1 & 2)	Building Maintenance Services
Campground	Construction Sales and Services
Convenience Storage	Custom Manufacturing
Drop-Off Recycling Collection Facility	Electronic Prototype Assembly
Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services
Kennels	Laundry Services
Limited Warehousing and Distribution	Monument Retail Sales
Outdoor Entertainment	Pawn Shop Services
Research Services	Services Station
Short Term Rental (Types 1, 2, and 3)	

(D) Indoor Crop Production use is a conditional use of the Property.

(E) Lake Austin Commons PUD may include no more than one cocktail lounge limited to 7,500 square feet. The cocktail lounge shall not be located in the Existing Parking Garage on the Property and shall not front West 6th Street. Public access from West 6th Street to a cocktail lounge use is prohibited.

(F) One Outdoor Sports and Recreation use is permitted on the Property subject to the following limitations:

- (1) The hours of operation for the Outdoor Sports and Recreation are limited to 8:00 AM to 10:00 PM.
- (2) Parking for the Outdoor Sports and Recreation use is limited to the parking garage.
- (3) The Outdoor Sports and Recreation use must be located:
 - (a) On the top floor or rooftop of the Existing Parking Garage; or

- (b) Anywhere else on the property subject to the following requirements:
 - (i) If the Existing Parking Garage is modified to add additional floors, the Outdoor Sports and Recreation use may not be located on the top floor or rooftop of the parking garage as modified.
 - (ii) Landowner agrees to provide the City a copy of a sound mitigation study performed by licensed consulting firm showing the maximum sound levels produced at the proposed location. Landowner agrees that if pickleball is the proposed Outdoor Sports and Recreation use, the study shall be performed by a licensed consulting firm specializing in pickleball sound mitigation.
- (4) Outdoor amplified sound for the Outdoor Sports and Recreation use is prohibited.
- (5) Any Outdoor Sports and Recreation use may not resume operations until the requirements in Part 8 have been satisfied and a certificate of occupancy has been obtained pursuant to City Code.
- (G) If the Existing Parking Garage is modified to add additional floors, the rooftop space of the garage as modified shall be limited to use as an onsite-amenity available only to residents and occupants of the Property and their guests.
- (H) The maximum height of a building or structure is 90 feet plus additional height allowed by Section 25-2-531 (*Height Limit Exceptions*).
- (I) Development of the Property shall not exceed a floor to area ratio of 2 to 1.

PART 8. Building and Design Standards.

- (A) Lighting. Landowner shall comply with the following lighting requirements:
 - (1) Landowner shall meet the Austin Energy Green Building Star Rating System Light Pollution Reduction Criteria ST7 as outlined in the 2022 Commercial Rating System (or latest applicable version) for all buildings and site lighting.

- (2) For any Outdoor Sports and Recreation use, Landowner shall comply with the City's Dark Sky regulations as follows:
- (a) Use of low Kelvin rated lights (3000 Kelvin or less) for outdoor lighting;
 - (b) Outdoor light visible north of West 6th Street shall be shielded on all four sides of the light source;
 - (c) Exterior lighting may not exceed 0.0 foot candles beyond West 6th Street;
 - (d) Focus light on activity and use activity appropriate lighting;
 - (e) Lights for security and access purposes will be located a maximum of 7 feet in height from the grade level of which the Outdoor Sports and Recreation use is located; and
 - (f) Lights used to illuminate the facility will be operated only during the hours of operation permitted for the Outdoor Sports and Recreation use.
- (B) Sound Barrier required for Outdoor Sports and Recreation Use. If the Outdoor Sports and Recreation use is located on the top floor or rooftop of the Existing Parking Garage, a 10 foot sound barrier shall be installed on the top floor or rooftop of the Existing Parking Garage, extending horizontally along the entire length of the building facing 6th Street and along the entire building facing Mopac Expressway. The sound barrier shall:
- (1) Extend 10 feet vertically from the floor plate of the top floor of the Existing Parking Garage;
 - (2) Be composed of a continuous, soundproofing material that is one pound per square foot or greater to reduce noise;
 - (3) Not be mounted atop the existing parapet of the parking garage; and
 - (4) Satisfy the requirements of any necessary permit or approval as required by City.

PART 9. Affordable Housing.

- (A) If residential units are included on the Property, Landowner shall satisfy the affordable housing requirement as set out in this Part 9.
- (B) Landowner shall provide 10 percent of the total residential units on the Property as affordable units.
- (C) An affordable unit constructed on the Property is subject to the following:
 - (1) Affordable Rental Units-
 - (a) An affordable rental unit shall be reserved as affordable for a minimum of 40 years following the issuance of the certificate of occupancy.
 - (b) An affordable rental unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
 - (c) A fee in-lieu of this on-site affordability requirement is not permitted.
 - (2) Affordable Owner-Occupied Units-
 - (a) An affordable owner-occupied unit shall be reserved as affordable for a minimum of 99 years following the issuance of the certificate of occupancy.
 - (b) An affordable owner-occupied unit shall be made available to a household earning 80 percent or less of the current Austin-Round Rock Metropolitan Statistical Area Median Family Income as determined by the Director of the Housing Department.
 - (c) A fee in-lieu of this on-site affordability requirement is not permitted.
- (D) To satisfy the affordable housing requirements, Landowner must comply with Division 1 (*General Provisions*), Article 2 (*Density Bonus and Incentive Programs*) of Chapter 4-18 before applying for a site plan or building permit that relies on code modifications as described in Part 12 (*Code Modifications*)

of this ordinance. Section 4-18-22 (*Pre-Certification Requirement*) shall not apply.

PART 10. Environmental.

- (A) Landowner shall provide and maintain water quality controls in accordance with Chapter 25-8, Subchapter A, Article 6 (*Water Quality Controls*) of City Code Title 25 in effect at the time of site plan submittal.
- (B) Any structure built above the height of the existing building on the Property must achieve a Threat Factor of 30 or less across each new building facade as defined by the American Bird Conservancy (ABC) Bird Collision Deterrence: Summary of Material Threat Factors dated October 2011.

PART 11. Community Benefits.

- (A) Landowner shall provide a coworking space and a conference room on the Property available for use by persons living within the Old West Austin Neighborhood Association (OWANA) Planning Area. Landowner agrees to allow persons living within the OWANA Planning Area to use the coworking space, as available, at a rate that is 50 percent less than required for use by a member of the public not living in the OWANA Planning Area, and use the conference room, as available, free of charge. Landowner shall allow parking on the Property without charge for a minimum of two hours related to use by persons living within the OWANA Planning Area of the coworking space and conference room. The existing coworking space and first floor conference room on the Property may be modified or relocated.
- (B) Landowner shall contribute to City, an amount equal to 25 percent of the total project costs or \$250,000.00 dollars, whichever amount is less, towards costs to improve the Johnson Creek Trail from West 6th Street to the Butler Trail ("Butler Trail Contribution"). Landowner's obligation to remit Butler Trail Contribution is contingent upon City, or City in coordination with a non-profit, beginning construction of improvements within ten years of the effective date of this ordinance. Landowner shall deliver to City the total amount of Butler Trail Contribution within 90 days of City's written request to Landowner for Butler Trail Contribution. City's written request to Landowner will include an estimate for total project costs.
- (C) The landowner will work with the City of Austin Transportation and Public Works Department to restrict vehicle access from the existing above grade parking garage to north West 6th Street.

PART 12. Code Modifications.

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5, Section 2.2, Council modifies the following site development regulations which shall apply to the PUD instead of otherwise applicable City regulations:

(A) General Requirements and Procedures

City Code Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*) and 25-2, Subchapter B, Article 2, Division 5, Section 2.3.1(L) are modified to allow Lake Austin Commons PUD to include less than 10 acres of land without being characterized by special circumstances.

(B) Zoning

(1) Section 25-2-491 (*Permitted, Conditional and Prohibited Uses*) is modified to establish the specific set of permitted, conditional, and prohibited uses on the Property in Part 7.

(2) Section 25-2-492 (*Site Development Regulations*) is modified to establish the principal site development regulations applicable to the Property in Part 7.

(C) Except as provided in Subsection (D), an existing building on the Property is subject to City Code in effect on August 7, 2006, unless:

(1) New development is 125,000 square feet or more; or

(2) An existing building is demolished in its entirety.

(D) An existing building is subject to the rules and regulations in City Code Chapter 25-1, Article 14 (*Parkland Dedication*), Chapter 25-8 (*Environment*), and Chapter 25-12 (*Technical Codes*) in effect on the effective date of this ordinance and as may be amended from time to time.

PART 13. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

PART 14. Except as otherwise specifically provided for in this ordinance, the terms and conditions of the Original Ordinance as amended, remain in effect. If this ordinance and the Original Ordinance as amended, conflict, this ordinance controls.

PART 15. Council makes the following findings:

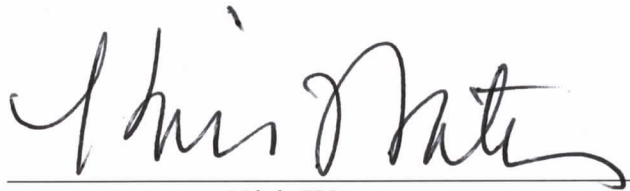
- (A) Lake Austin Commons PUD provides superiority and meets the objectives of City Code;
- (B) the code modifications in Part 12 are necessary to provide community benefits and achieve greater consistency with planning goals than is achievable without approving the code modifications; and
- (C) the impacts of the code modifications are offset by the imposed site development requirements applicable to the Property.

PART 16. This ordinance takes effect on March 10, 2025.

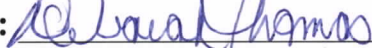
PASSED AND APPROVED

_____, February 27 _____, 2025

§
§
§



Kirk Watson
Mayor

APPROVED: 
Deborah Thomas
Interim City Attorney

ATTEST:

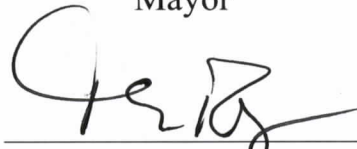

Myrna Rios
City Clerk

EXHIBIT "B"

P.U.D. SITE PLAN LAKE AUSTIN COMMONS

1717 W. 6TH STREET
AUSTIN, TEXAS 78703

OWNER: LAKE AUSTIN COMMONS, LTD.
1717 WEST 6TH STREET, SUITE 390
AUSTIN, TEXAS 78703
512.477.1312



LOCATION MAP
N.T.S.

INDEX OF SHEETS

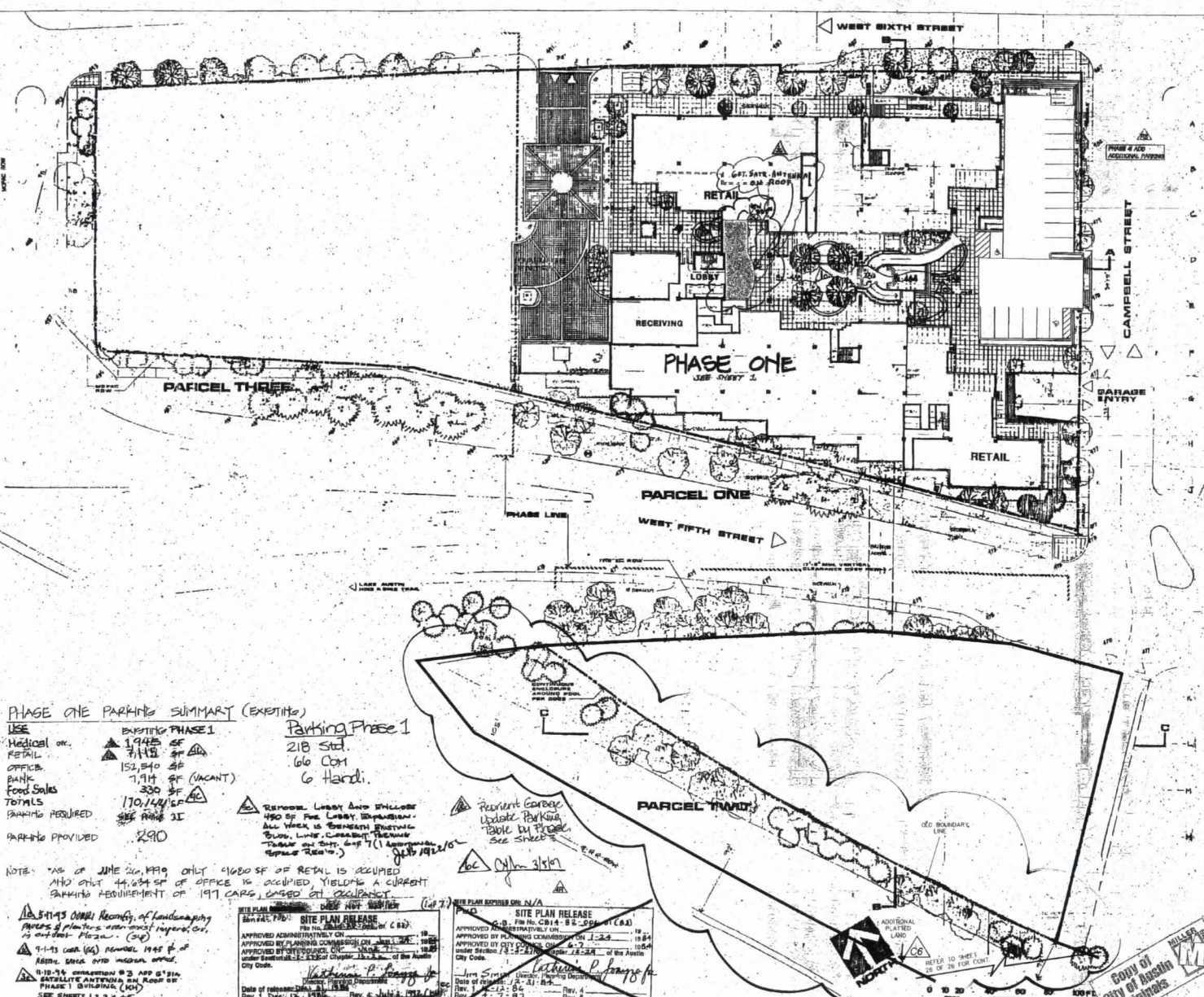
1. COVER SHEET
2. PHASE 1-4 SITE PLAN (REVISION 2)
3. PHASE 1-4 SITE PLAN
4. PHASE 1 SITE PLAN
5. PHASE 1 SITE PLAN (ENLARGED)
6. PHASE 1 LANDSCAPE PLAN
7. PHASE 2 SITE PLAN
8. PHASE 2 LANDSCAPE PLAN
9. PHASE 2 SITE GRADING PLAN
10. PHASE 2 SITE GRADING DETAILS
11. PHASE 2 GENERAL DETAILS
12. PHASE 1 AND 2 REVISED SITE PLAN
13. PHASE 3-A SITE PLAN
14. PHASE 3-B SITE PLAN
15. PHASE 4-I SITE PLAN
16. PHASE 4-I LANDSCAPE PLAN
17. PHASE 4 SITE PLAN
18. BUILDING CROSS SECTIONS (ULTIMATE)
19. PHASE 3-A BUILDING SECTIONS
20. BUILDING FOOTPRINTS
21. BUILDING FOOTPRINTS
22. BUILDING FOOTPRINTS
23. BUILDING FOOTPRINTS
24. BUILDING FOOTPRINTS
25. BUILDING FOOTPRINTS
26. LAKE AUSTIN COMMONS II FINAL PLAN
27. PHASE 4 SITE PLAN (REVISED)
28. PHASE 3 SITE PLAN (REVISED)

CORRECTIONS						
No.	Description	Revised/Added Sheet No.	Total # Sheets in Plan Set	Net Change Imp. Corner	% Site Imp. Corner	Approved/Date
1	REVISIONS OF LANDSCAPE PLAN					5-17-93
2	REVISIONS OF LANDSCAPE PLAN					9-1-93
3	ADDED 8 DIA. SATELLITE ANTENNA ON ROOF OF PHASE 1 BUILDING					1-10-94
4	USE CHANGE OF 300 SF OF RETAIL TO FOOD SALES CORRECTED PARKING TABLE					6-28-96
5	REVISIONS OF LANDSCAPE PLAN					10-22-02
6	REVISIONS OF LANDSCAPE PLAN					
7	REVISIONS OF LANDSCAPE PLAN					
8	REVISIONS OF LANDSCAPE PLAN					
9	REVISE SITE PLAN 1	2, 3, 27, 28	28	N/A	N/A	

REVISIONS						
No.	Description	Revised/Added Sheet No.	Total # Sheets in Plan Set	Net Change Imp. Corner	% Site Imp. Corner	Approved/Date
1						12-12-85
2						4-7-87
3						8-28-90
4						7-2-92
5	REVISED PHASING, PARKING TABLE BUILDING ELEVATIONS ORGANIZED SHEET ORDER	ADDED SHEET 25	25	-0-		12-21-04
6	CHANGED USE ON 1ST FLOOR CHANGE AND ADDED 1 PARKING SPACE	1, 2, 12, 13, 14, 17	25	+167 SF		10-18-05
7	REVISED PARKING AND PHASE 10 TABLES	REVISED 1, 2, 12, 13, 14, 17	25	-0-		

PUD APPROVAL
Case Number: C814-82-006.01
Approved by Planning Commission/Zoning and Planning Commission on: 12-13-05
Approved by Council on: 7-27-2006 (Rev. 2), under Sections 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, and 412 of Chapter 25 of the City Code
Noted by Planning and Zoning Department
Final Ordinance Reading: 7-27-2006
Rev. 1: 7-27-2006
Rev. 2: 7-27-2006
Rev. 3: 7-27-2006

APPROVED
JUN 11 2008
CITY OF AUSTIN
DEVELOPMENT SERVICES



PHASE ONE PARKING SUMMARY (EXISTING)

USE	EXISTING PHASE 1	Parking Phase 1
Medical office	1,945 SF	218 Std.
RETAIL	1,115 SF	60 Com
OFFICE	152,840 SF	6 Hardi.
BANK	7,114 SF (VACANT)	
Food Sales	330 SF	
TOTALS	170,144 SF	
PARKING REQUIRED	218 PHASE 1	
PARKING PROVIDED	290	

NOTE: 745 OF JUNE 20, 1979 ONLY 11680 SF OF RETAIL IS OCCUPIED AND ONLY 44,634 SF OF OFFICE IS OCCUPIED YIELDING A CURRENT PARKING REQUIREMENT OF 197 CARS, LARGED AT OCCUPANCY.

- 5-11-75 OWNER Receipt of landscaping plans for plantings, water, roof, etc., as indicated. (C-10)
- 1-1-75 OWNER (H) Received 1445 SF of 60% SHED AND medium office.
- 11-10-74 construction 0-3 ADD 6" DIA. SATELLITE ANTENNA ON ROOF OF PHASE 1 BUILDING (C-10)
- SEE SHEETS 1, 2, 3, 4, 5.
- 5-24-76 CHANGE 230 SF OF RETAIL TO FOOD SALES (16) COM. Rq. Table

<p>SITE PLAN RELEASE</p> <p>FOR NO. C814-82-006.01 (C-10)</p> <p>APPROVED ADMINISTRATIVELY ON 1-2-79</p> <p>APPROVED BY PLANNING COMMISSION ON 1-2-79</p> <p>APPROVED BY CITY ENGINEER ON 1-2-79</p> <p>under Section 12-2-2 of Chapter 12-2 of the Austin City Code.</p> <p>Date of release: 1-2-79</p> <p>Rev. 1: 1-2-79</p> <p>Rev. 2: 1-2-79</p> <p>Rev. 3: 1-2-79</p> <p>Rev. 4: 1-2-79</p> <p>Rev. 5: 1-2-79</p> <p>Rev. 6: 1-2-79</p>	<p>SITE PLAN RELEASE</p> <p>FOR NO. C814-82-006.01 (C-10)</p> <p>APPROVED ADMINISTRATIVELY ON 1-2-79</p> <p>APPROVED BY PLANNING COMMISSION ON 1-2-79</p> <p>APPROVED BY CITY ENGINEER ON 1-2-79</p> <p>under Section 12-2-2 of Chapter 12-2 of the Austin City Code.</p> <p>Date of release: 1-2-79</p> <p>Rev. 1: 1-2-79</p> <p>Rev. 2: 1-2-79</p> <p>Rev. 3: 1-2-79</p> <p>Rev. 4: 1-2-79</p> <p>Rev. 5: 1-2-79</p> <p>Rev. 6: 1-2-79</p>
---	---

AUSTIN COMMONS P.U.D.

Lake Austin Financial Plaza
Interim Parking Planning Revision

1717 West 6th Street
Austin, Texas 78703

E.M. SYKES CO.
Austin, Texas

Lake Austin Commons

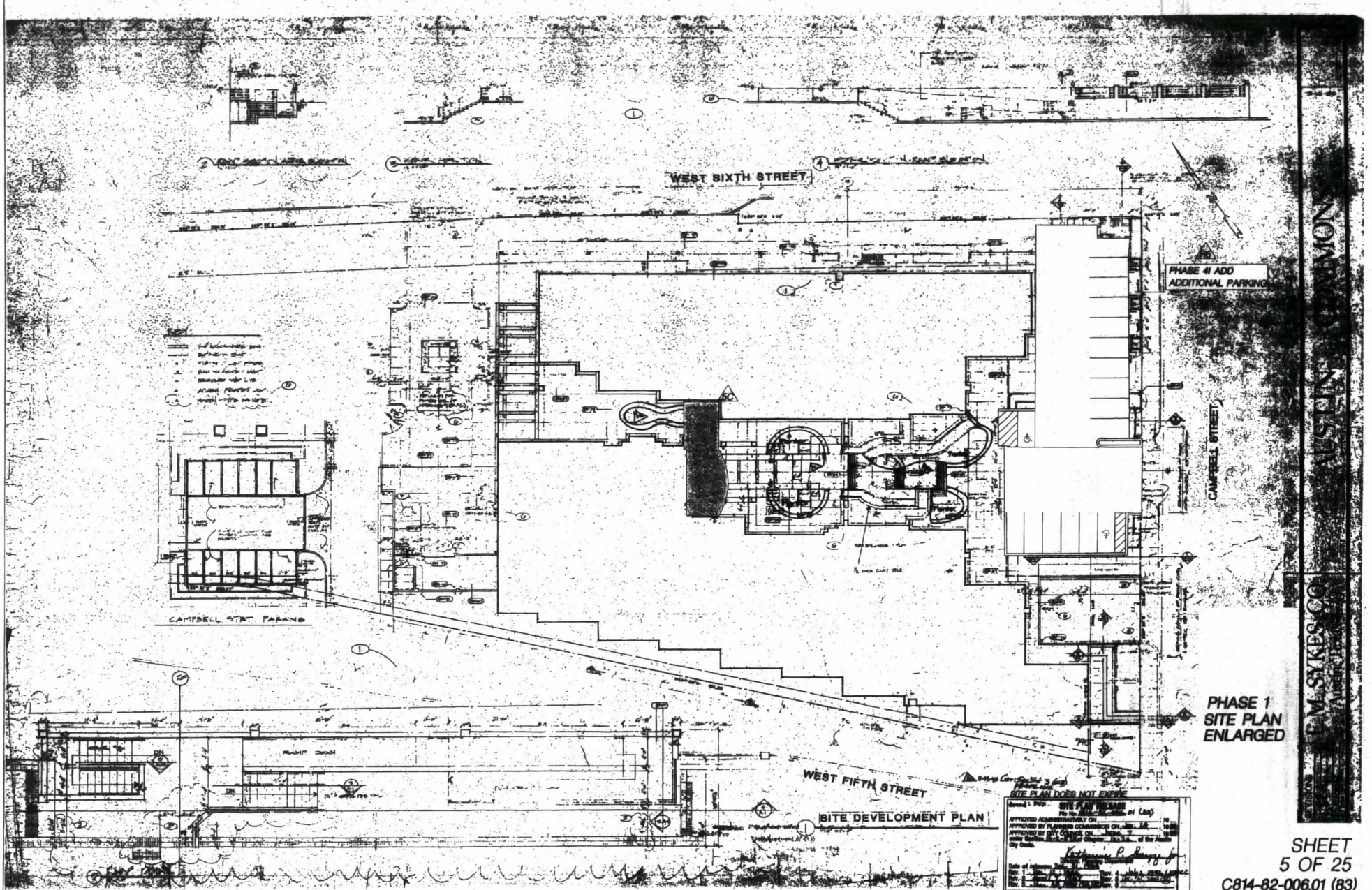
1

PHASE ONE SITE PLAN

SHEET 04 OF 26

REPLACEMENT SHEET

C814-82-006.01 (83)



M. SYKES & CO.
 ARCHITECTS
 AUSTIN, TEXAS

PHASE 1
SITE PLAN
ENLARGED

SHEET
 5 OF 25
 C814-82-006.01 (83)

SITE PLAN DOES NOT EXIST

Project: **PHASE 1 LANDSCAPE PLAN**

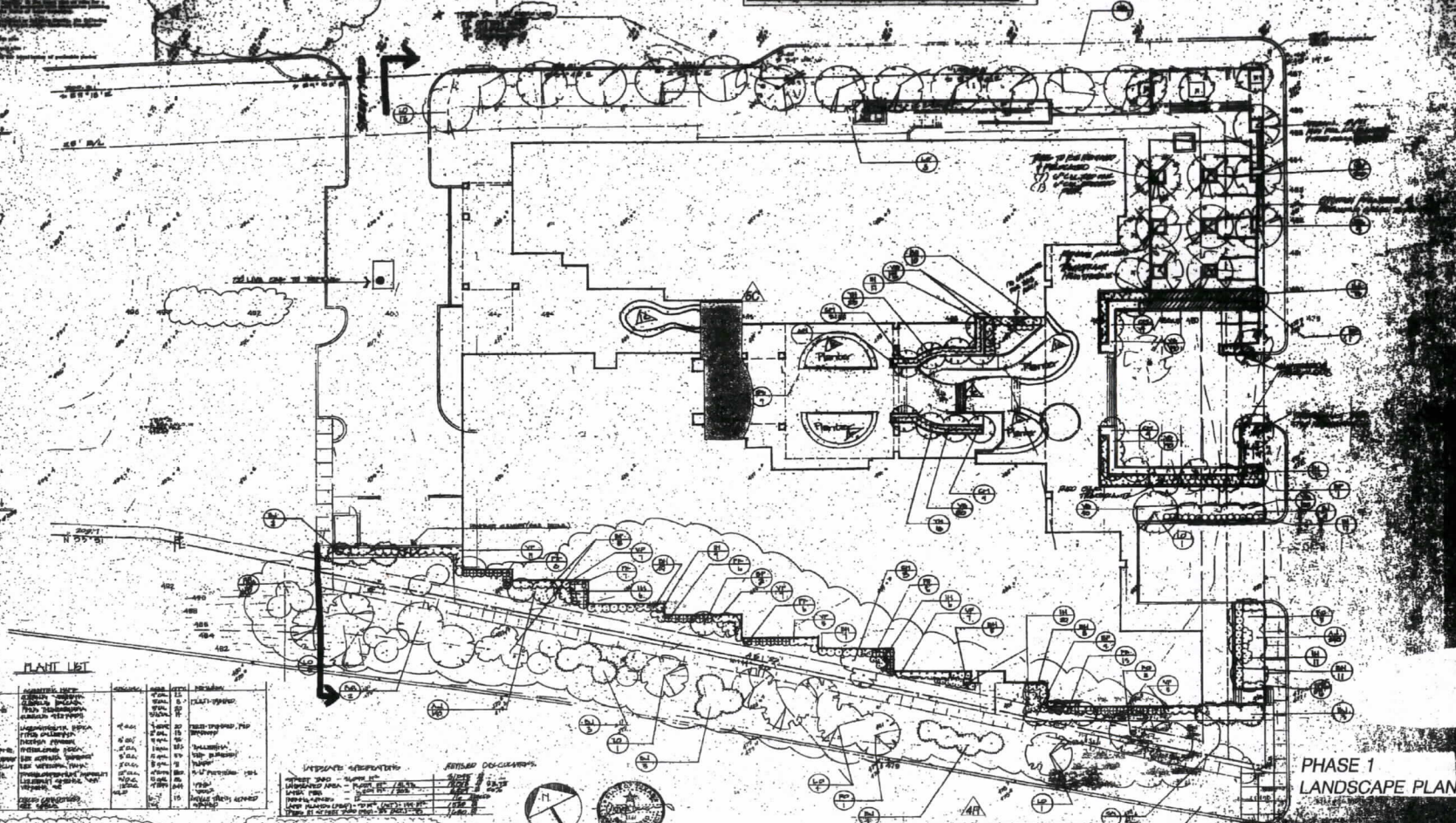
Location: **10000 N. 10th Ave., Suite 100, Phoenix, AZ 85020**

Prepared by: **John P. [Signature]**

Date: **10/1/83**

Scale: **1" = 10'**

Notes: **1. SEE SITE PLAN FOR EXISTING CONDITIONS. 2. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION. 3. SEE NOTES FOR PLANTING AND MAINTENANCE. 4. SEE NOTES FOR IRRIGATION AND LIGHTING. 5. SEE NOTES FOR FURNITURE AND ACCESSORIES. 6. SEE NOTES FOR SIGNAGE AND MARKING. 7. SEE NOTES FOR UTILITIES AND SERVICES. 8. SEE NOTES FOR SAFETY AND SECURITY. 9. SEE NOTES FOR ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS. 10. SEE NOTES FOR OTHER RELEVANT INFORMATION.**



PLANT LIST

PLANT CODE	PLANT NAME	QUANTITY	PLANT CODE	PLANT NAME	QUANTITY
101	SPRING BLOSSOM	10	201	SPRING BLOSSOM	10
102	SPRING BLOSSOM	10	202	SPRING BLOSSOM	10
103	SPRING BLOSSOM	10	203	SPRING BLOSSOM	10
104	SPRING BLOSSOM	10	204	SPRING BLOSSOM	10
105	SPRING BLOSSOM	10	205	SPRING BLOSSOM	10
106	SPRING BLOSSOM	10	206	SPRING BLOSSOM	10
107	SPRING BLOSSOM	10	207	SPRING BLOSSOM	10
108	SPRING BLOSSOM	10	208	SPRING BLOSSOM	10
109	SPRING BLOSSOM	10	209	SPRING BLOSSOM	10
110	SPRING BLOSSOM	10	210	SPRING BLOSSOM	10

IRRIGATION SCHEDULE

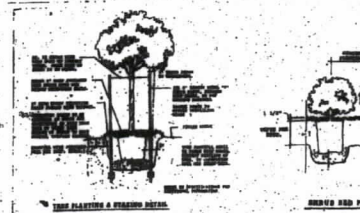
PLANT CODE	PLANT NAME	QUANTITY
101	SPRING BLOSSOM	10
102	SPRING BLOSSOM	10
103	SPRING BLOSSOM	10
104	SPRING BLOSSOM	10
105	SPRING BLOSSOM	10
106	SPRING BLOSSOM	10
107	SPRING BLOSSOM	10
108	SPRING BLOSSOM	10
109	SPRING BLOSSOM	10
110	SPRING BLOSSOM	10



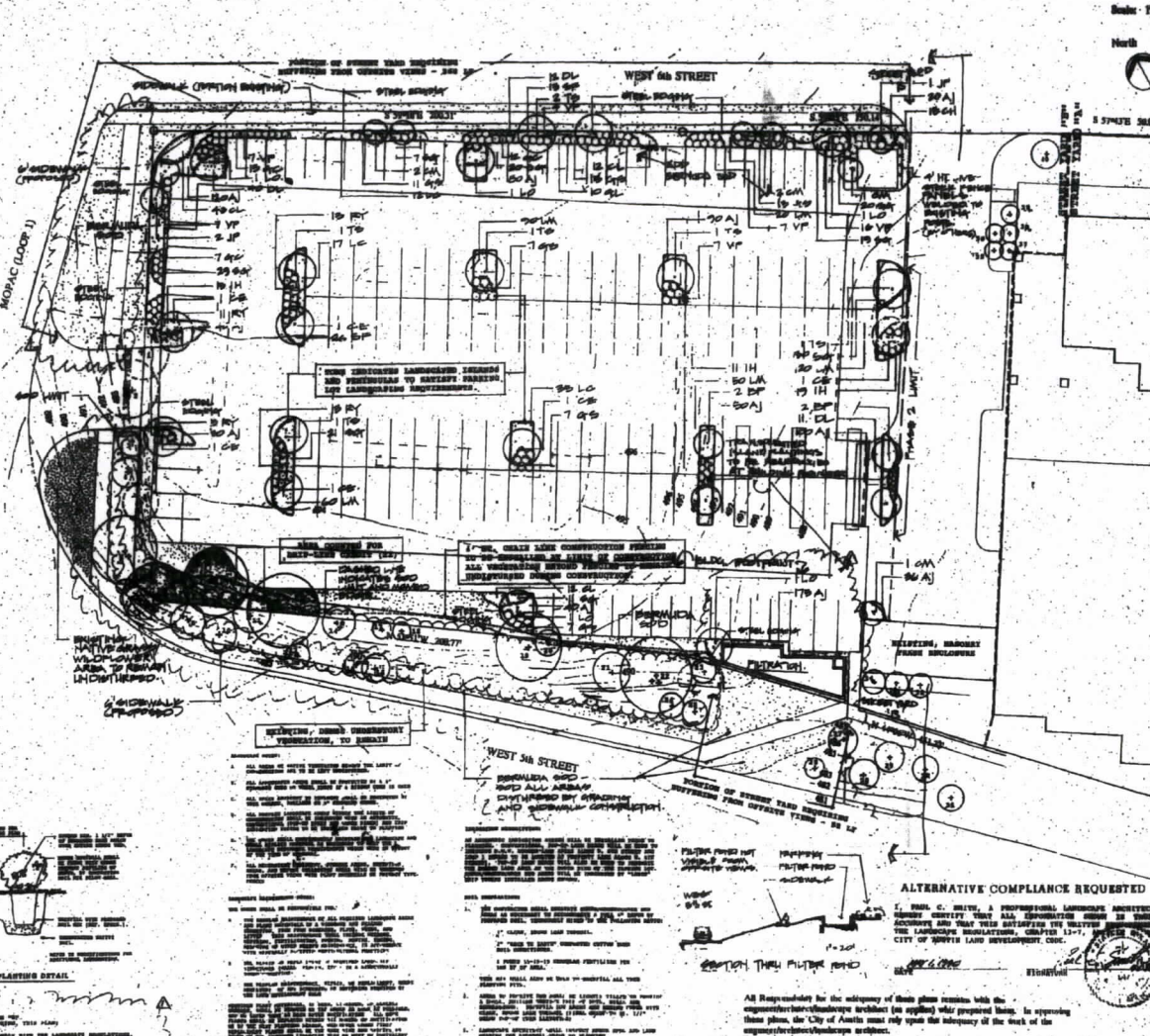
PHASE 1 LANDSCAPE PLAN

THESE PLANS SHOW THE PROPOSED LANDSCAPE DESIGN FOR THE PROJECT. THE DESIGN IS BASED ON THE CITY OF AUSTIN LAND DEVELOPMENT CODE (ALDC) AND THE CITY OF AUSTIN PLANNING DEPARTMENT'S (CAPD) STANDARDS. THE DESIGN IS SUBJECT TO THE CITY OF AUSTIN PLANNING DEPARTMENT'S REVIEW AND APPROVAL. THE DESIGN IS BASED ON THE CITY OF AUSTIN LAND DEVELOPMENT CODE (ALDC) AND THE CITY OF AUSTIN PLANNING DEPARTMENT'S (CAPD) STANDARDS. THE DESIGN IS SUBJECT TO THE CITY OF AUSTIN PLANNING DEPARTMENT'S REVIEW AND APPROVAL.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1" DIA. BLACK IRON PIPE	100	FT.	1.50	150.00
2	2" DIA. BLACK IRON PIPE	50	FT.	2.50	125.00
3	4" DIA. BLACK IRON PIPE	20	FT.	4.00	80.00
4	6" DIA. BLACK IRON PIPE	10	FT.	6.00	60.00
5	8" DIA. BLACK IRON PIPE	5	FT.	8.00	40.00
6	10" DIA. BLACK IRON PIPE	3	FT.	10.00	30.00
7	12" DIA. BLACK IRON PIPE	2	FT.	12.00	24.00
8	14" DIA. BLACK IRON PIPE	1	FT.	14.00	14.00
9	16" DIA. BLACK IRON PIPE	1	FT.	16.00	16.00
10	18" DIA. BLACK IRON PIPE	1	FT.	18.00	18.00
11	20" DIA. BLACK IRON PIPE	1	FT.	20.00	20.00
12	22" DIA. BLACK IRON PIPE	1	FT.	22.00	22.00
13	24" DIA. BLACK IRON PIPE	1	FT.	24.00	24.00
14	26" DIA. BLACK IRON PIPE	1	FT.	26.00	26.00
15	28" DIA. BLACK IRON PIPE	1	FT.	28.00	28.00
16	30" DIA. BLACK IRON PIPE	1	FT.	30.00	30.00
17	32" DIA. BLACK IRON PIPE	1	FT.	32.00	32.00
18	34" DIA. BLACK IRON PIPE	1	FT.	34.00	34.00
19	36" DIA. BLACK IRON PIPE	1	FT.	36.00	36.00
20	38" DIA. BLACK IRON PIPE	1	FT.	38.00	38.00
21	40" DIA. BLACK IRON PIPE	1	FT.	40.00	40.00
22	42" DIA. BLACK IRON PIPE	1	FT.	42.00	42.00
23	44" DIA. BLACK IRON PIPE	1	FT.	44.00	44.00
24	46" DIA. BLACK IRON PIPE	1	FT.	46.00	46.00
25	48" DIA. BLACK IRON PIPE	1	FT.	48.00	48.00
26	50" DIA. BLACK IRON PIPE	1	FT.	50.00	50.00
27	52" DIA. BLACK IRON PIPE	1	FT.	52.00	52.00
28	54" DIA. BLACK IRON PIPE	1	FT.	54.00	54.00
29	56" DIA. BLACK IRON PIPE	1	FT.	56.00	56.00
30	58" DIA. BLACK IRON PIPE	1	FT.	58.00	58.00
31	60" DIA. BLACK IRON PIPE	1	FT.	60.00	60.00
32	62" DIA. BLACK IRON PIPE	1	FT.	62.00	62.00
33	64" DIA. BLACK IRON PIPE	1	FT.	64.00	64.00
34	66" DIA. BLACK IRON PIPE	1	FT.	66.00	66.00
35	68" DIA. BLACK IRON PIPE	1	FT.	68.00	68.00
36	70" DIA. BLACK IRON PIPE	1	FT.	70.00	70.00
37	72" DIA. BLACK IRON PIPE	1	FT.	72.00	72.00
38	74" DIA. BLACK IRON PIPE	1	FT.	74.00	74.00
39	76" DIA. BLACK IRON PIPE	1	FT.	76.00	76.00
40	78" DIA. BLACK IRON PIPE	1	FT.	78.00	78.00
41	80" DIA. BLACK IRON PIPE	1	FT.	80.00	80.00
42	82" DIA. BLACK IRON PIPE	1	FT.	82.00	82.00
43	84" DIA. BLACK IRON PIPE	1	FT.	84.00	84.00
44	86" DIA. BLACK IRON PIPE	1	FT.	86.00	86.00
45	88" DIA. BLACK IRON PIPE	1	FT.	88.00	88.00
46	90" DIA. BLACK IRON PIPE	1	FT.	90.00	90.00
47	92" DIA. BLACK IRON PIPE	1	FT.	92.00	92.00
48	94" DIA. BLACK IRON PIPE	1	FT.	94.00	94.00
49	96" DIA. BLACK IRON PIPE	1	FT.	96.00	96.00
50	98" DIA. BLACK IRON PIPE	1	FT.	98.00	98.00
51	100" DIA. BLACK IRON PIPE	1	FT.	100.00	100.00



NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1" DIA. BLACK IRON PIPE	100	FT.	1.50	150.00
2	2" DIA. BLACK IRON PIPE	50	FT.	2.50	125.00
3	4" DIA. BLACK IRON PIPE	20	FT.	4.00	80.00
4	6" DIA. BLACK IRON PIPE	10	FT.	6.00	60.00
5	8" DIA. BLACK IRON PIPE	5	FT.	8.00	40.00
6	10" DIA. BLACK IRON PIPE	3	FT.	10.00	30.00
7	12" DIA. BLACK IRON PIPE	2	FT.	12.00	24.00
8	14" DIA. BLACK IRON PIPE	1	FT.	14.00	14.00
9	16" DIA. BLACK IRON PIPE	1	FT.	16.00	16.00
10	18" DIA. BLACK IRON PIPE	1	FT.	18.00	18.00
11	20" DIA. BLACK IRON PIPE	1	FT.	20.00	20.00
12	22" DIA. BLACK IRON PIPE	1	FT.	22.00	22.00
13	24" DIA. BLACK IRON PIPE	1	FT.	24.00	24.00
14	26" DIA. BLACK IRON PIPE	1	FT.	26.00	26.00
15	28" DIA. BLACK IRON PIPE	1	FT.	28.00	28.00
16	30" DIA. BLACK IRON PIPE	1	FT.	30.00	30.00
17	32" DIA. BLACK IRON PIPE	1	FT.	32.00	32.00
18	34" DIA. BLACK IRON PIPE	1	FT.	34.00	34.00
19	36" DIA. BLACK IRON PIPE	1	FT.	36.00	36.00
20	38" DIA. BLACK IRON PIPE	1	FT.	38.00	38.00
21	40" DIA. BLACK IRON PIPE	1	FT.	40.00	40.00
22	42" DIA. BLACK IRON PIPE	1	FT.	42.00	42.00
23	44" DIA. BLACK IRON PIPE	1	FT.	44.00	44.00
24	46" DIA. BLACK IRON PIPE	1	FT.	46.00	46.00
25	48" DIA. BLACK IRON PIPE	1	FT.	48.00	48.00
26	50" DIA. BLACK IRON PIPE	1	FT.	50.00	50.00
27	52" DIA. BLACK IRON PIPE	1	FT.	52.00	52.00
28	54" DIA. BLACK IRON PIPE	1	FT.	54.00	54.00
29	56" DIA. BLACK IRON PIPE	1	FT.	56.00	56.00
30	58" DIA. BLACK IRON PIPE	1	FT.	58.00	58.00
31	60" DIA. BLACK IRON PIPE	1	FT.	60.00	60.00
32	62" DIA. BLACK IRON PIPE	1	FT.	62.00	62.00
33	64" DIA. BLACK IRON PIPE	1	FT.	64.00	64.00
34	66" DIA. BLACK IRON PIPE	1	FT.	66.00	66.00
35	68" DIA. BLACK IRON PIPE	1	FT.	68.00	68.00
36	70" DIA. BLACK IRON PIPE	1	FT.	70.00	70.00
37	72" DIA. BLACK IRON PIPE	1	FT.	72.00	72.00
38	74" DIA. BLACK IRON PIPE	1	FT.	74.00	74.00
39	76" DIA. BLACK IRON PIPE	1	FT.	76.00	76.00
40	78" DIA. BLACK IRON PIPE	1	FT.	78.00	78.00
41	80" DIA. BLACK IRON PIPE	1	FT.	80.00	80.00
42	82" DIA. BLACK IRON PIPE	1	FT.	82.00	82.00
43	84" DIA. BLACK IRON PIPE	1	FT.	84.00	84.00
44	86" DIA. BLACK IRON PIPE	1	FT.	86.00	86.00
45	88" DIA. BLACK IRON PIPE	1	FT.	88.00	88.00
46	90" DIA. BLACK IRON PIPE	1	FT.	90.00	90.00
47	92" DIA. BLACK IRON PIPE	1	FT.	92.00	92.00
48	94" DIA. BLACK IRON PIPE	1	FT.	94.00	94.00
49	96" DIA. BLACK IRON PIPE	1	FT.	96.00	96.00
50	98" DIA. BLACK IRON PIPE	1	FT.	98.00	98.00
51	100" DIA. BLACK IRON PIPE	1	FT.	100.00	100.00



AUSTIN COMMONS P.U.D.

Lake Austin Planned P.U.D.
Interim Parking Planning Revision

1717 West 6th Street
Austin, Texas 78703

Landscaping Architect
Belanger & Smith Associates

City Engineer
Bury & Pittman, Inc.

PHASE TWO
LANDSCAPE PLAN

SHEET
8 OF 25

C814-82-006.01 (83)

1. All trees to be removed shall be removed prior to construction.

2. All trees to be preserved shall be preserved throughout the project.

3. All trees to be removed shall be removed prior to construction.

4. All trees to be preserved shall be preserved throughout the project.

5. All trees to be removed shall be removed prior to construction.

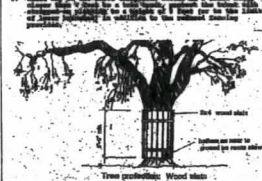
6. All trees to be preserved shall be preserved throughout the project.

7. All trees to be removed shall be removed prior to construction.

8. All trees to be preserved shall be preserved throughout the project.

9. All trees to be removed shall be removed prior to construction.

10. All trees to be preserved shall be preserved throughout the project.



11. All trees to be removed shall be removed prior to construction.

12. All trees to be preserved shall be preserved throughout the project.

13. All trees to be removed shall be removed prior to construction.

14. All trees to be preserved shall be preserved throughout the project.

15. All trees to be removed shall be removed prior to construction.

16. All trees to be preserved shall be preserved throughout the project.

17. All trees to be removed shall be removed prior to construction.

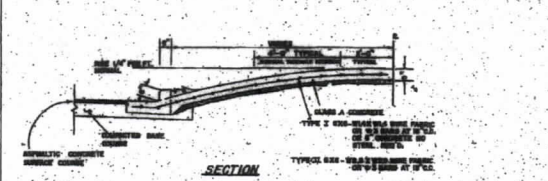
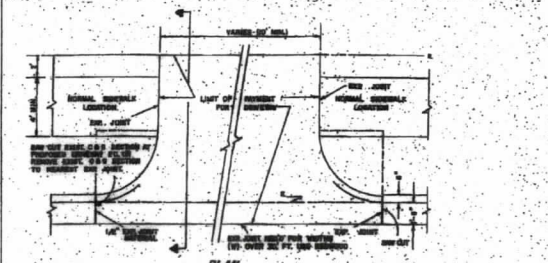
18. All trees to be preserved shall be preserved throughout the project.

19. All trees to be removed shall be removed prior to construction.

20. All trees to be preserved shall be preserved throughout the project.



1 STANDARD TREE PROTECTION NOTES & DETAILS N.T.S.

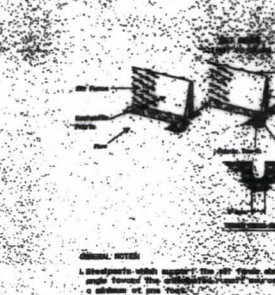


GENERAL NOTES:

1. TYPE & DIMENSIONS USED FOR SINGLE FAMILY RESIDENCES, CONDOMINIUMS AND TOWN HOMES.

2. TYPE & DIMENSIONS USED FOR MULTI-FAMILY RESIDENTIAL, OFFICE AND FINANCIAL, COMMERCIAL AND INDUSTRIAL.

5 ROLLED CURB DRIVEWAY (TYPE II.) N.T.S.



GENERAL NOTES:

1. Sidewalks shall be constructed to a minimum width of 4 feet.

2. Sidewalks shall be constructed to a minimum width of 4 feet.

3. Sidewalks shall be constructed to a minimum width of 4 feet.

4. Sidewalks shall be constructed to a minimum width of 4 feet.

5. Sidewalks shall be constructed to a minimum width of 4 feet.

6. Sidewalks shall be constructed to a minimum width of 4 feet.

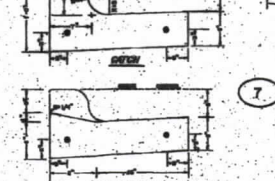
7. Sidewalks shall be constructed to a minimum width of 4 feet.

8. Sidewalks shall be constructed to a minimum width of 4 feet.

9. Sidewalks shall be constructed to a minimum width of 4 feet.

10. Sidewalks shall be constructed to a minimum width of 4 feet.

2 SILT FENCE N.T.S.



GENERAL NOTES:

1. Sidewalks shall be constructed to a minimum width of 4 feet.

2. Sidewalks shall be constructed to a minimum width of 4 feet.

3. Sidewalks shall be constructed to a minimum width of 4 feet.

4. Sidewalks shall be constructed to a minimum width of 4 feet.

5. Sidewalks shall be constructed to a minimum width of 4 feet.

6. Sidewalks shall be constructed to a minimum width of 4 feet.

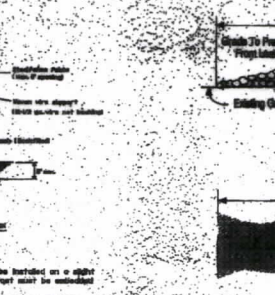
7. Sidewalks shall be constructed to a minimum width of 4 feet.

8. Sidewalks shall be constructed to a minimum width of 4 feet.

9. Sidewalks shall be constructed to a minimum width of 4 feet.

10. Sidewalks shall be constructed to a minimum width of 4 feet.

6 STANDARD CURB & GUTTER N.T.S.



GENERAL NOTES:

1. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

2. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

3. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

4. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

5. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

6. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

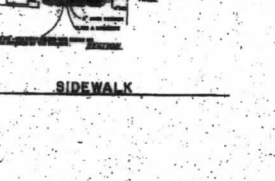
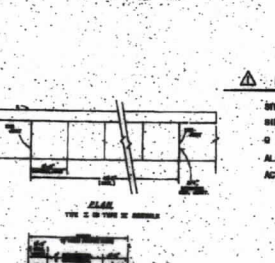
7. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

8. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

9. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

10. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

3 STABILIZED CONSTRUCTION ENTRANCE N.T.S.



GENERAL NOTES:

1. Sidewalks shall be constructed to a minimum width of 4 feet.

2. Sidewalks shall be constructed to a minimum width of 4 feet.

3. Sidewalks shall be constructed to a minimum width of 4 feet.

4. Sidewalks shall be constructed to a minimum width of 4 feet.

5. Sidewalks shall be constructed to a minimum width of 4 feet.

6. Sidewalks shall be constructed to a minimum width of 4 feet.

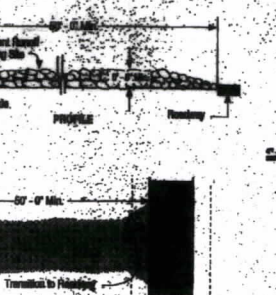
7. Sidewalks shall be constructed to a minimum width of 4 feet.

8. Sidewalks shall be constructed to a minimum width of 4 feet.

9. Sidewalks shall be constructed to a minimum width of 4 feet.

10. Sidewalks shall be constructed to a minimum width of 4 feet.

7 SIDEWALK N.T.S.



GENERAL NOTES:

1. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

2. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

3. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

4. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

5. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

6. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

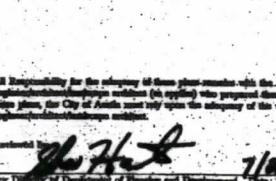
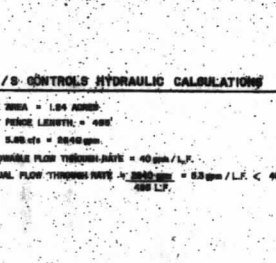
7. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

8. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

9. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

10. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

4 SANDBAGS N.T.S.



GENERAL NOTES:

1. Sidewalks shall be constructed to a minimum width of 4 feet.

2. Sidewalks shall be constructed to a minimum width of 4 feet.

3. Sidewalks shall be constructed to a minimum width of 4 feet.

4. Sidewalks shall be constructed to a minimum width of 4 feet.

5. Sidewalks shall be constructed to a minimum width of 4 feet.

6. Sidewalks shall be constructed to a minimum width of 4 feet.

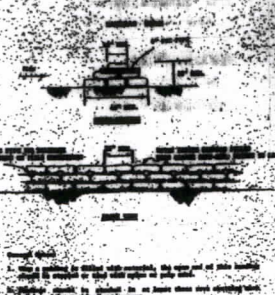
7. Sidewalks shall be constructed to a minimum width of 4 feet.

8. Sidewalks shall be constructed to a minimum width of 4 feet.

9. Sidewalks shall be constructed to a minimum width of 4 feet.

10. Sidewalks shall be constructed to a minimum width of 4 feet.

8 SANDBAGS N.T.S.



GENERAL NOTES:

1. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

2. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

3. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

4. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

5. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

6. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

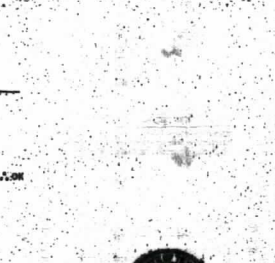
7. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

8. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

9. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

10. Stabilized construction entrances shall be constructed to a minimum width of 4 feet.

5 SANDBAGS N.T.S.



GENERAL NOTES:

1. Sidewalks shall be constructed to a minimum width of 4 feet.

2. Sidewalks shall be constructed to a minimum width of 4 feet.

3. Sidewalks shall be constructed to a minimum width of 4 feet.

4. Sidewalks shall be constructed to a minimum width of 4 feet.

5. Sidewalks shall be constructed to a minimum width of 4 feet.

6. Sidewalks shall be constructed to a minimum width of 4 feet.

7. Sidewalks shall be constructed to a minimum width of 4 feet.

8. Sidewalks shall be constructed to a minimum width of 4 feet.

9. Sidewalks shall be constructed to a minimum width of 4 feet.

10. Sidewalks shall be constructed to a minimum width of 4 feet.

6 SANDBAGS N.T.S.

AUSTIN COMMONS P.U.D.

Like Austin Planned Entry, Includes Parking Planning Review

1717 West 6th Street
Austin, Texas 78703

Landmark Architect
McGregor & Smith Associates

City Engineer
Bury & Fittman, Inc.

6/25/90 PER C.A.A. COMMENTS

PHASE TWO

SITE GRADING DETAILS

SHEET
10 OF 25
C814-82-006.01 (83)

E/S CONTROLS HYDRAULIC CALCULATIONS

WATER AREA = 1.84 ACRES

WATER FLOW LENGTH = 400'

Q = 5.88 cfs = 8840 gpm

ALLOWABLE FLOW THROUGH PIPE = 40 gpm / L.F.

ACTUAL FLOW THROUGH PIPE = 8840 gpm = 62 gpm / L.F. < 40 L.F.

All Responsibility for the adequacy of these plans remains with the engineer/contractor/owner (as applicable) who prepared them. In signing these plans, the City of Austin does not assume the responsibility for the work of the engineer/contractor/owner.

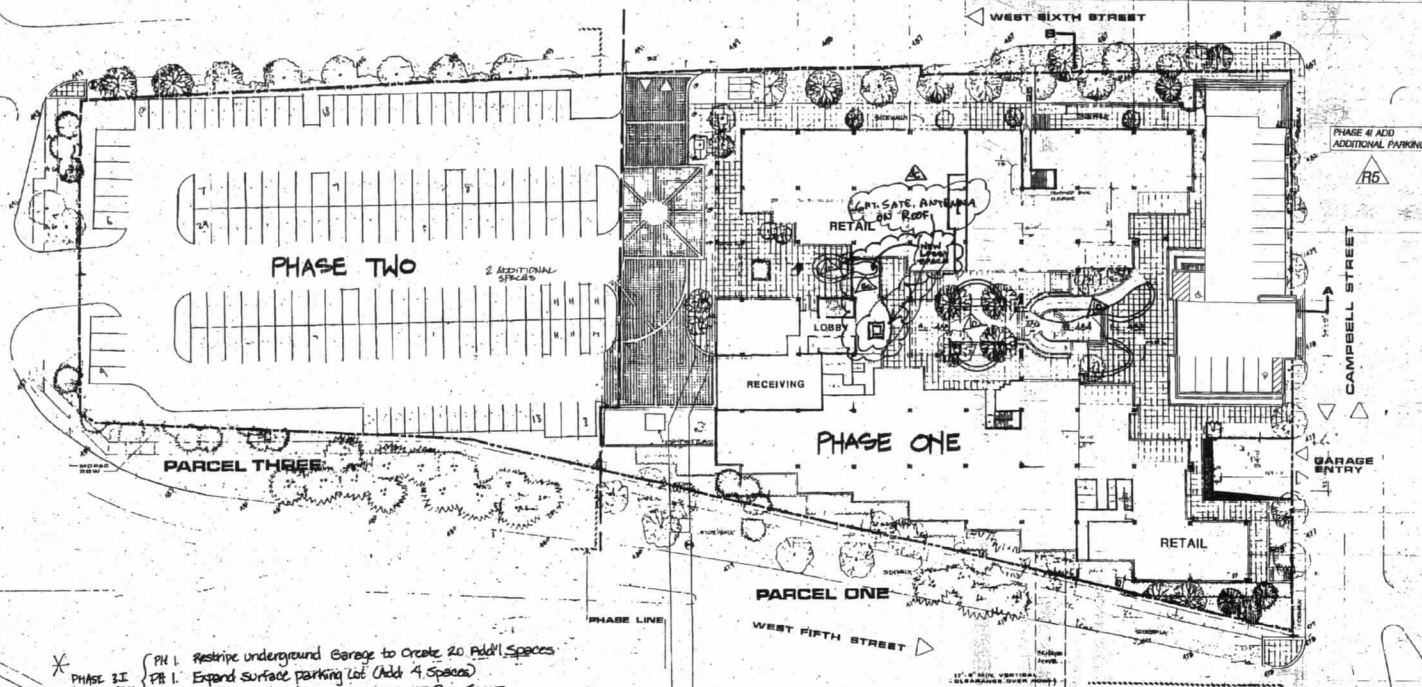
7/1/90

For Director of Department of Planning and Development



APPROVED
JUL 1 1990
PLANNING DEPT.

PROJECT NO.	C814-82-006.01
DATE	7/1/90
BY	JUL 1 1990
CHECKED BY	
APPROVED BY	
DESIGNED BY	
DRAWN BY	
SCALE	
REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



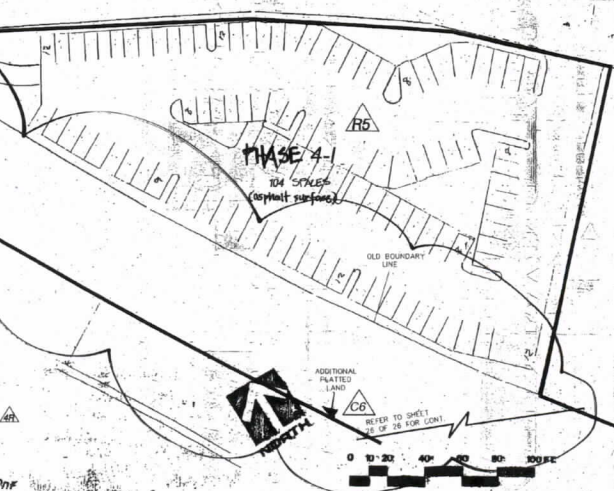
PHASE 3I
 PH 1 Restripe underground Garage to Create 20 Add'l Spaces
 PH 1 Expand surface parking lot (Add 4 Spaces)
 PH 2 Restripe 5 Handicap spaces into 7 Reg. Spaces (Add 2 Spaces)
 ** As per Shared Parking Memorandum 8-23-93

LAND USE	PHASE 1	PHASE 2	LOT 1 PHASE 4-I aka-3-1	LOT 2 PHASE 4-I aka-3-1	SUMMARY
MEDICAL	7234				7234
PERSONAL SERVICE	3390				3390
FURNITURE SALES	5911				5911
RESTAURANT					0
GENERAL RETAIL					0
OFFICE	139940				139940
FINANCIAL SERVICE	13669				13669
LOBBY ENCLOSURE	450				450
	170594				170594
PARKING PROVIDED	277	148	17	104	546

REFER TO SHEETS 2 AND 3 OF 25 FOR DETAILED SYNOPSIS

5.11.93 Cont. Sheet 3 (83)
 4-1-93 OVER 1 APPROVED 1993
 or 65 DOLL STICK INTO MAP
 11-10-94 CHM: ADD SATURATE
 DISH (KH)
 ENCLOSE 450 SF FOR
 LOBBY ENCLOSURE
 BUILDING
 11/10/94
 11/10/94

SITE PLAN RELEASE
 APPROVED ADMINISTRATIVELY ON
 APPROVED BY PLANNING COMMISSION ON
 APPROVED BY CITY COUNCIL ON
 Date of release: 11/10/94
 Rev. 1: 11/10/94
 Rev. 2: 11/10/94
 Rev. 3: 11/10/94



REPLACEMENT SHEET

AUSTIN COMMONS P.U.D. 8-2000-01

Lake Austin Financial Plaza
 Interim Parking Planning Revision
 1717 West 6th Street
 Austin, Texas 78703

E.M. SYKES, CO.
 Austin, Texas

Austin Commons
 Lake Austin

SITE PLAN
 WITH SUPPLEMENTAL MAPS

PHASE 4-I SITE PLAN

Copy of Austin
 Ordinance
 8-2000-01
 SHEET
 15 of 26

C814-82-006.01 (83)

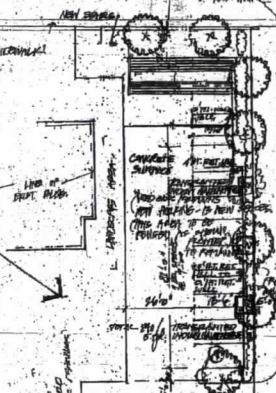
LAKE AUSTIN COMMONS BUILDING

PLANT SCHEDULE:
 1. LIRIODENDRON (LIRIODENDRON)
 2. LIRIODENDRON (LIRIODENDRON)
 3. LIRIODENDRON (LIRIODENDRON)
 4. LIRIODENDRON (LIRIODENDRON)
 5. LIRIODENDRON (LIRIODENDRON)
 6. LIRIODENDRON (LIRIODENDRON)
 7. LIRIODENDRON (LIRIODENDRON)
 8. LIRIODENDRON (LIRIODENDRON)
 9. LIRIODENDRON (LIRIODENDRON)
 10. LIRIODENDRON (LIRIODENDRON)

20' x 20' x 20'

10' x 10' x 10'

10' x 10' x 10'



PHASE 4-1
 ADDITIONAL PARKING FOR
 LAKE AUSTIN COMMONS BUILDING

NEW PARKING

OLD BOUNDARY

ADDITIONAL PLANTED

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

LANDSCAPE CALCULATIONS: HYBRID PARKING

Missouri Pacific Railroad

1. HYBRID PARKING SHALL BE PROVIDED AT STATIONARY POSITION
2. HYBRID PARKING SHALL BE PROVIDED AT STATIONARY POSITION
3. HYBRID PARKING SHALL BE PROVIDED AT STATIONARY POSITION
4. HYBRID PARKING SHALL BE PROVIDED AT STATIONARY POSITION
5. HYBRID PARKING SHALL BE PROVIDED AT STATIONARY POSITION

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

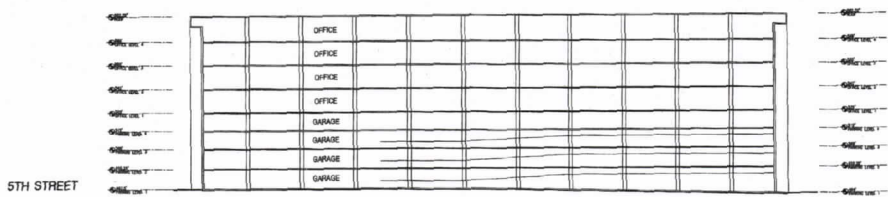
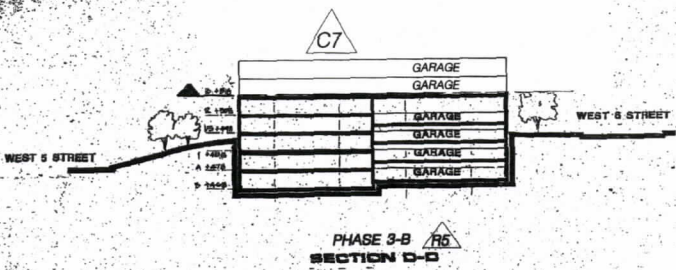
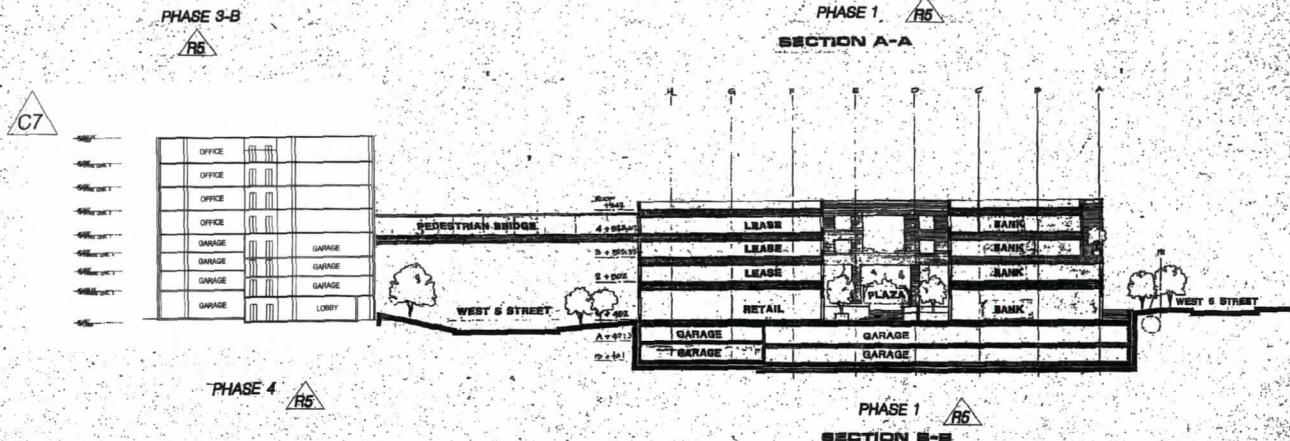
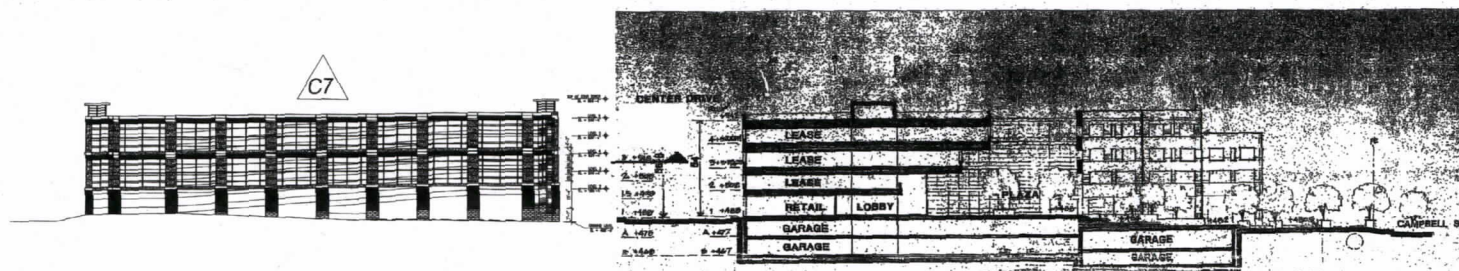
ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

ADDITIONAL PARKING PLAN

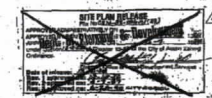
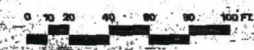
REPLACEMENT SHEET

PHASE 4-1
 LANDSCAPE PLAN
 SHEET
 16 of 26
 C814-82-006.01 (83)



SITE PLAN DOES NOT EXPIRE
 General - PUP
 SITE PLAN RELEASE
 No. 10,000-10-000-01 (L&S)
 APPROVED BY PLANNING COMMISSION ON JUL 14, 1980
 APPROVED BY CITY COUNCIL ON JUL 14, 1980
 City Clerk: [Signature]
 Date of Release: July 14, 1980
 Rev. 1: 1981
 Rev. 2: 1982
 Rev. 3: 1983
 Rev. 4: 1984
 Rev. 5: 1985
 Rev. 6: 1986
 Rev. 7: 1987
 Rev. 8: 1988
 Rev. 9: 1989
 Rev. 10: 1990
 Rev. 11: 1991
 Rev. 12: 1992
 Rev. 13: 1993
 Rev. 14: 1994
 Rev. 15: 1995
 Rev. 16: 1996
 Rev. 17: 1997
 Rev. 18: 1998
 Rev. 19: 1999
 Rev. 20: 2000
 Rev. 21: 2001
 Rev. 22: 2002
 Rev. 23: 2003
 Rev. 24: 2004
 Rev. 25: 2005
 Rev. 26: 2006
 Rev. 27: 2007
 Rev. 28: 2008
 Rev. 29: 2009
 Rev. 30: 2010
 Rev. 31: 2011
 Rev. 32: 2012
 Rev. 33: 2013
 Rev. 34: 2014
 Rev. 35: 2015
 Rev. 36: 2016
 Rev. 37: 2017
 Rev. 38: 2018
 Rev. 39: 2019
 Rev. 40: 2020
 Rev. 41: 2021
 Rev. 42: 2022
 Rev. 43: 2023
 Rev. 44: 2024
 Rev. 45: 2025
 Rev. 46: 2026
 Rev. 47: 2027
 Rev. 48: 2028
 Rev. 49: 2029
 Rev. 50: 2030

PHASE 4
 SECTION C-C



JAMES K. CO.
 Austin, Texas

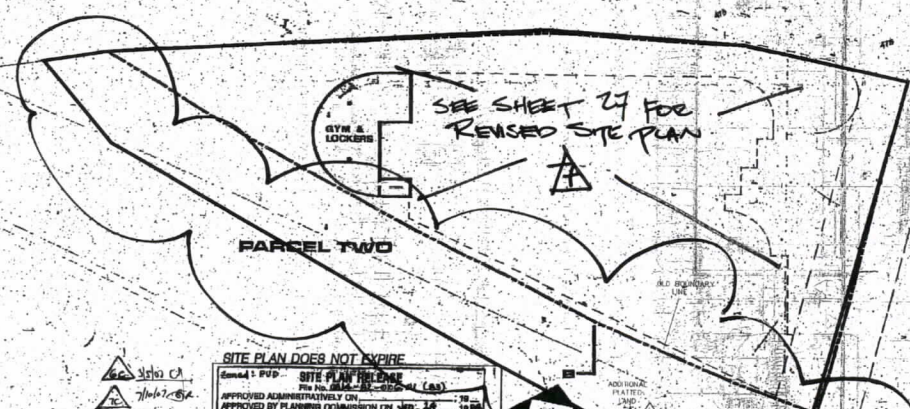
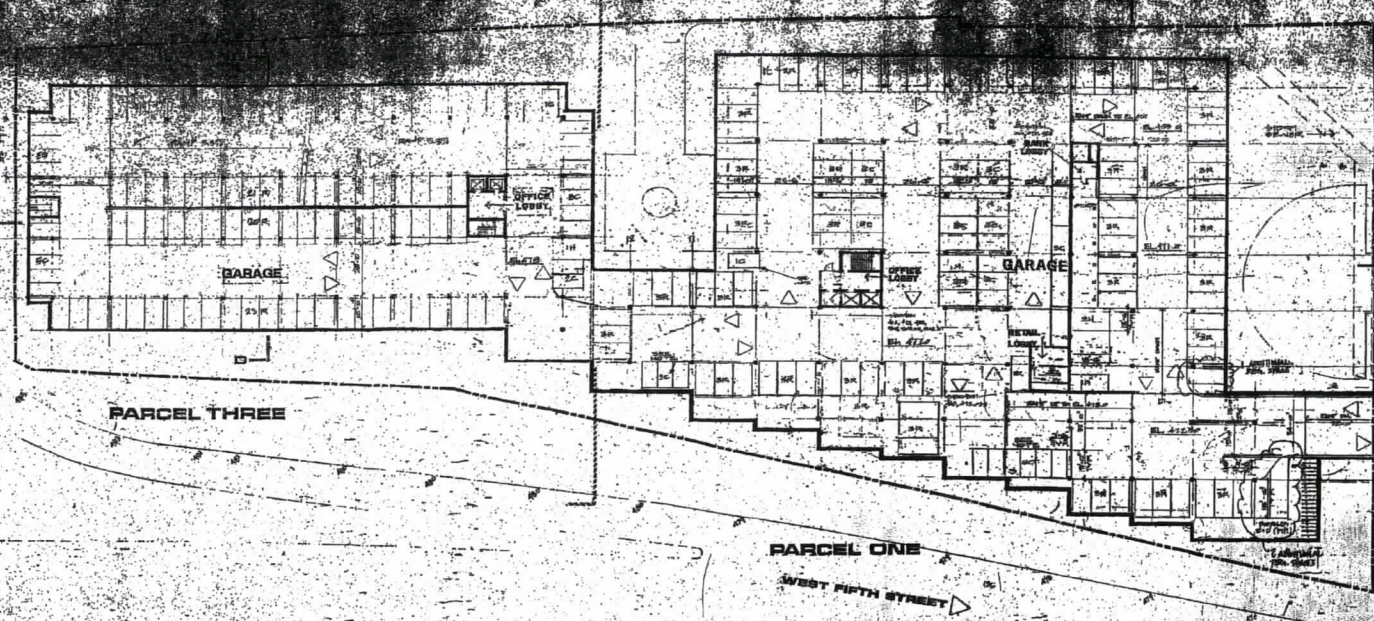
THE COMMONS
 Austin, Texas

BUILDING SECTIONS
 (ULTIMATE)

SHEET
 18 OF 27
 C814-82-006.01 (83)

REPLACEMENT SHEET

7/10/07



SITE PLAN DOES NOT EXPIRE

General: PVD SITE PLAN RELEASE
 No. 88-2-21-000-01 (83)
 APPROVED ADMINISTRATIVELY ON: 10-10-83
 APPROVED BY PLANNING COMMISSION ON: JUL 24, 1983
 APPROVED BY CITY COUNCIL ON: JAN 24, 1984
 Mayor: William B. Scahill, Mayor of the City of Austin
 City Code.

Richard P. Scahill for
 Director, Planning Department

Date of release: 10/10/83
 Rev. 1: 10/10/83
 Rev. 2: 10/10/83
 Rev. 3: 10/10/83



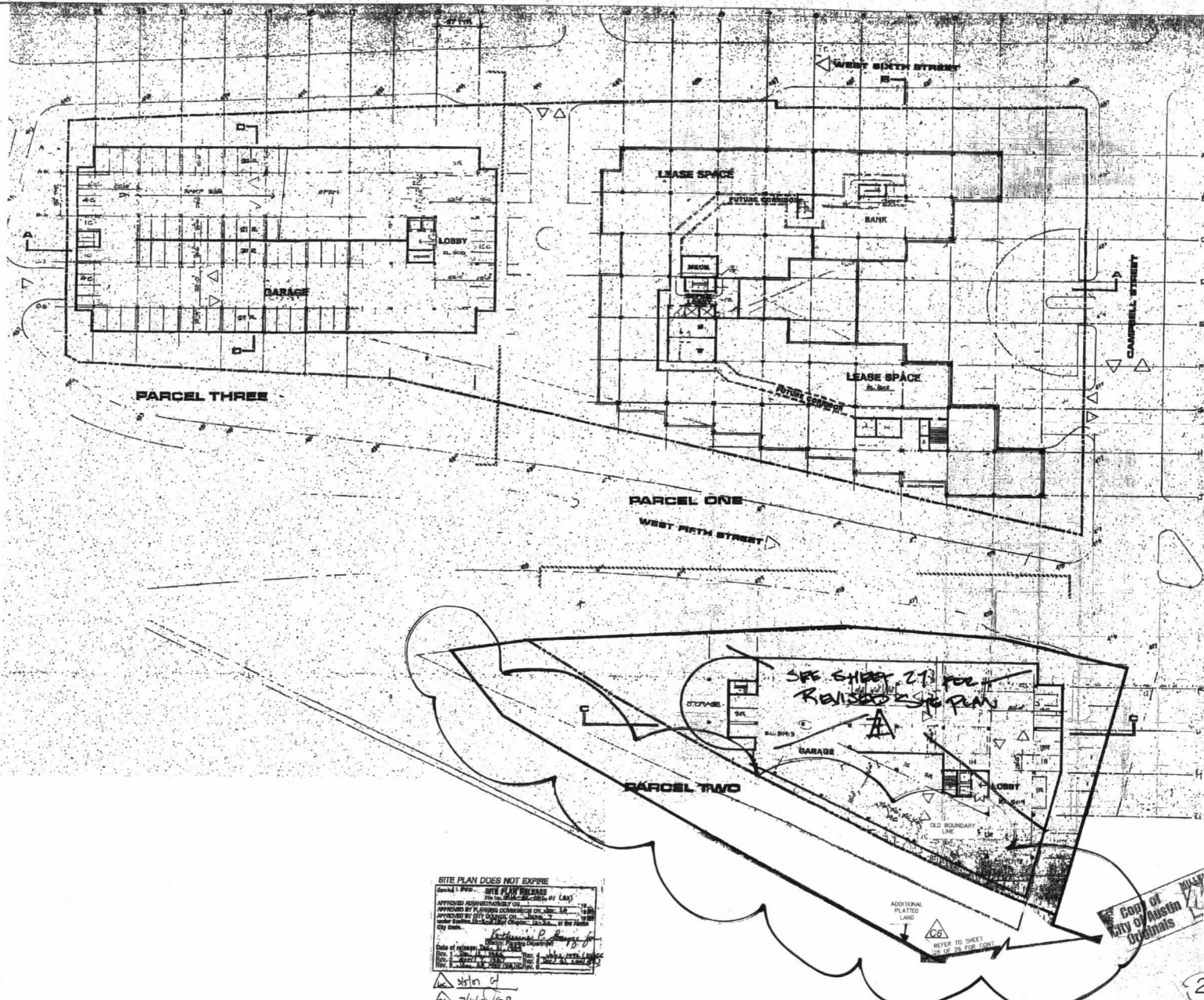
Copy of Austin originals

E.M. SYKES CO.
 Austin, Texas

Austin Commons
 Lake Austin Commons

LEVEL 1
 GARAGE LEVEL 1

SHEET A
20 OF 27
C814-82-006.01 (83)
REPLACEMENT SHEET



E.M. SYKES & CO.
Austin, Texas

Lake Austin Commons

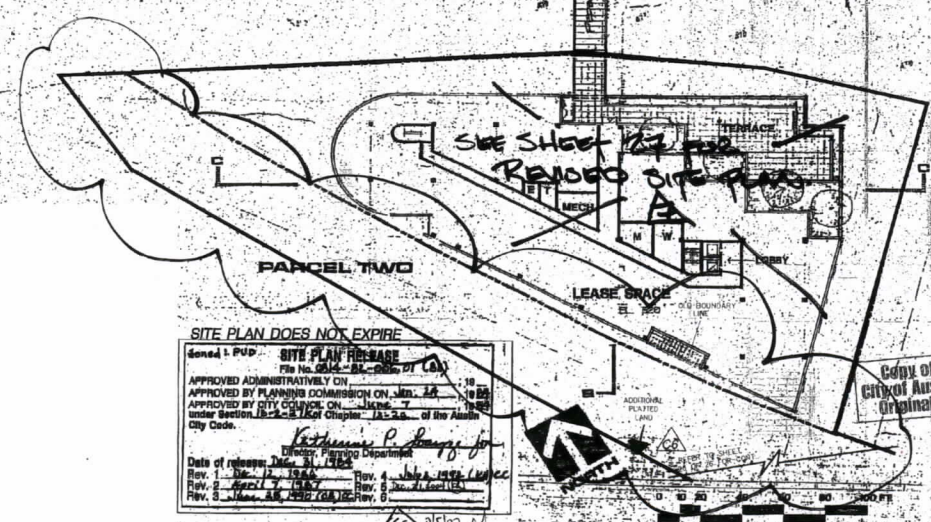
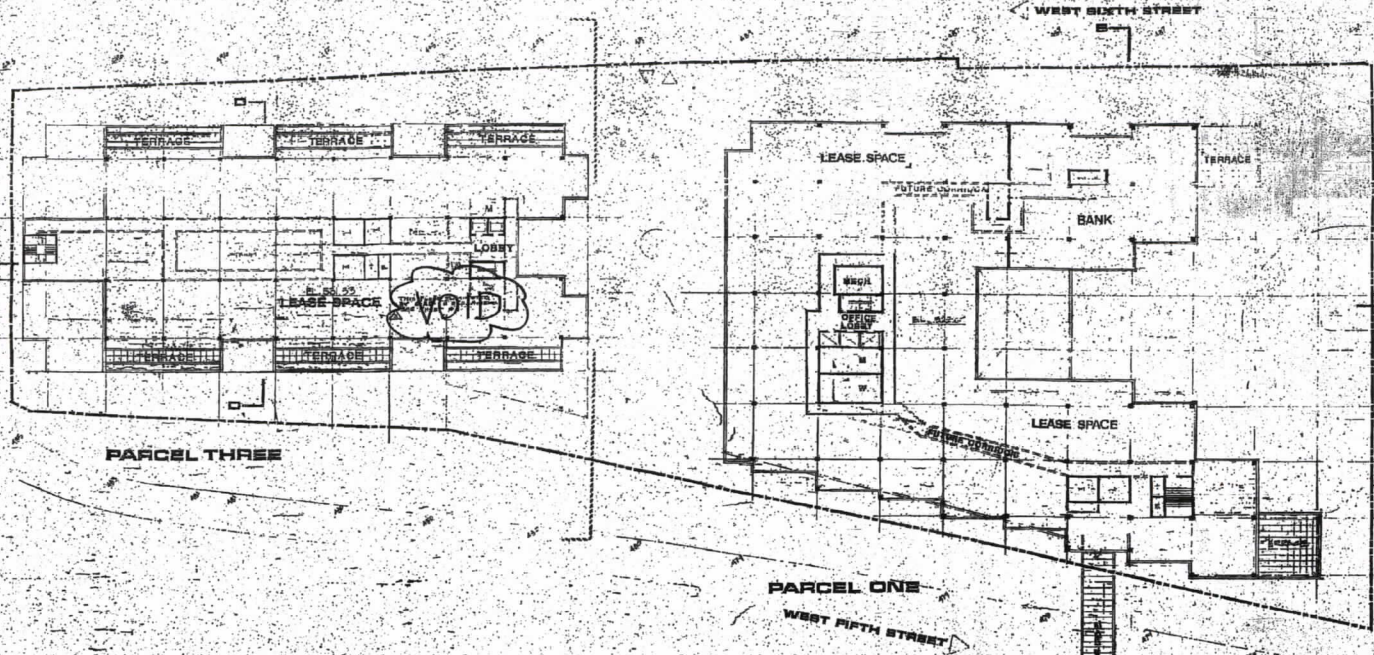
SITE PLAN DOES NOT EXPIRE
 Checked & Approved: *[Signature]*
 APPROVED BY PLANNING COMMISSION ON JULY 14, 1982
 APPROVED BY CITY COUNCIL ON JULY 14, 1982
 Date of Release: *[Signature]*
 Date of Revision: *[Signature]*

As shown on
 7/14/82

Copy of City of Austin
 Ordinance

SHEET
 21 OF 23

REPLACEMENT SHEET C814-82-006.01 (83)



SITE PLAN DOES NOT EXPIRE

Signed: PVP: **SITE PLAN RELEASE**
 File No. **8814-82-006.01 (83)**

APPROVED ADMINISTRATIVELY ON **June 1, 1988**
 APPROVED BY PLANNING COMMISSION ON **June 1, 1988**
 APPROVED BY CITY COUNCIL ON **June 7, 1988**
 under Section **18-2-2** of the Austin City Code.

Katherine P. Gange for
 Director, Planning Department

Date of release: **June 1, 1988**

Rev. 1 June 1, 1988	Rev. 4 June 1, 1988
Rev. 2 April 7, 1987	Rev. 5 June 1, 1988
Rev. 3 June 1, 1988	Rev. 6 June 1, 1988

REPLACEMENT SHEET **C814-82-006.01 (83)**

E.M. SYKES CO.
 Austin, Texas

Lake Austin Commons

SHEET A
23 OF 27

